

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8610 Suzanne A. Marchand and Camille Gazeau, Appellants.

The Zoning Administrator District of Columbia, Appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 4, 1966.

EFFECTIVE DATE OF ORDER -- March 18, 1966.

ORDERED:

That the appeal for permission to establish a chancery for the Republic of Algeria at 2118 Kalorama Road, NW., lot 48, square 2527, be granted.

From an inspection of the property by the Board and the records and evidence adduced at the public hearing, the Board finds the following facts:

(1) Appellant's lot is located in the R-5-C District with a frontage of 50 feet on Kalorama Road, NW. The lot contains 8100 square feet of land.

(2) Appellant's lot is presently unused as a private school. It has a driveway that runs through the house.

(3) Appellants propose to use the present playground area as a parking lot.

(4) The Board finds that there are now 13 buildings being used by foreign governments within a three (3) block radius of the proposed Algerian Chancery. In the same area, there are hotels and apartment buildings.

(5) Appellants property contains a gross floor area of 8292 square feet.

(6) Applicable laws require that appellant provide one off-street parking space for each 1200 square feet of gross floor area. Thus appellant must be able to provide seven (7) off-street parking spaces.

(7) Appellants state that the chancery staff will be composed of seven(7) persons.

(8) There was no objection to the granting of this appeal registered at the public hearing. There is one letter on file objecting to the granting of this appeal.

(9) The U.S. Department of State favors the granting of this appeal. There are letters on file from representatives of four (4) foreign governments favoring the granting of this appeal. In addition, there are letters on file from two (2) residents of the area in which the propose chancery is to be located indicating their support for the use of the premises as a chancery.

OPINION:

That Board is of the opinion that appellants have met the requirements of the Zoning Regulations as amended by Public Law 88-659, 88th Congress, October 13, 1964.

The establishment of this chancery at this address is such that the size and scope of the operations will not become objectionable because of noise, traffic, or the number of persons employed. Further, the number and arrangement of the off-street parking spaces are adequate. In the opinion of the Board, the use of the property for a chancery will be compatible with the present character and development of the neighborhood.

In view of the findings of fact, the Board concludes that the granting of this appeal will be in harmony with the purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring property.